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Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: MARIA S. CADAVID, AICP, CSBA
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
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MEETING DATE: FEBRUARY 5, 2014

SUBJECT: Z13-37: REQUEST TO AMEND ORDINANCE NOS. 1900, 2179, 2195, 2304, 2413, 2425 AND 2443 TO AMEND THE CONDITIONS OF DEVELOPMENT WITHIN THE COOLEY STATION PLANNED AREA DEVELOPMENT (PAD) FOR APPROXIMATELY 24 ACRES OF REAL PROPERTY GENERALLY LOCATED EAST AND SOUTH OF THE SOUTHEAST CORNER OF WADE DRIVE AND VEST AVENUE, CONSISTING OF SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY.

STRATEGIC INITIATIVE:

Community Livability

This Gateway area parcel will be developed as a residential project surrounding the site of the Ashley Heights Ward in Cooley Station complementing the mix of uses sought in this Character Area.

RECOMMENDED MOTION

A. NO MOTION REQUESTED

APPLICANT/OWNER

Company:	EPS Group, Inc.	Company:	Poco Ranch, Inc.
Name:	Josh Hannon		
Address:	2045 S. Vineyard, Suite #101 Mesa, AZ 85210	Address:	17405 East Ray Road Gilbert, AZ 85296
Phone:	480-503-2258	Phone:	480-988-3110
Email:	josh.hannon@epsgroupinc.com	Email:	jeff@coolestation.com

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
December 19, 2006	Town Council adopted Annexation No. A05-03, Ordinance No. 1878.
March 6, 2007	The Town Council adopted Ordinance No. 1900 in case Z06-74 to rezone approximately 302 acres that constitute the Cooley Station Residential, Office and Shopping Center Planned Area Development (PAD).
June 24, 2008	The Town Council adopted Ordinance No. 2179 in rezoning case Z07-117 and approved an amendment to an approximately 300 acre site in the Cooley Station PAD for the Residential, General Office and Shopping Center parcels to revise several conditions of Ordinance No. 1900 in zoning case Z06-74, modifying development standards for building and landscape setbacks, and revising the street sections and key street exhibits.
August 5, 2008	The Town Council approved Ordinance No. 2195 in case Z07-99, which rezoned approximately 198 acres from Maricopa County to Single Family Detached (SF-D) and 41 acres of Public Facilities/Institutional (PF/I) creating the Cooley Station Residential-2 Planned Area Development.
October 7, 2010	The Town Council adopted Ordinance No. 2304 amending approximately 97 acres of the Cooley Station Residential, General Office and Shopping Center PAD to add new exhibits and incorporate revised development standards for Parcel 11 (Heritage at Cooley Station).
January 17, 2013	Town Council approved Resolution No. 3148 for GP12-07 and, Ordinance No. 2413 for Z12-20 to rezone Parcel 16 of Cooley Station for a charter school (The Charter School Fund II) subject to the conditions.
May 2, 2013	The Town Council adopted Ordinance No. 2525 in rezoning case Z12-26 and rezoned approximately 35 acres for a single family detached and Multi-Family Medium (MF-M) development in the Cooley Station (Parcels 12 and 13) for Fincher Fields residential development

September 5, 2013

The Town Council adopted Ordinance No. 2443 in rezoning case Z13-16 to amend the development plan and the development standards of Parcel 15 (Fulton Homes).

January 8, 2014

The Planning Commission unanimously recommended to the Town Council approval of Z13-32 (Cooley Station Meeting House-Parcel 1A).

Surrounding Land Use & Zoning Designations:

Direction	Existing Land Use Classification	Existing Zoning	Existing Uses
Onsite	Residential > 8-14 DU/Acre	Single Family Detached (SF-D)	Vacant (Cooley Station current Parcels 1-A and 1B)
North	Residential > 5-8 DU/Acre	Single Family Detached (SF-D)	Vacant (Cooley Station Parcel 15)
South	Residential >14-25 DU/Acre and Village Center (VC)	Multi-Family Medium (MF-M)	Vacant (Cooley Station Parcel 3) and GVC
East	Residential > 14-25 DU/Acre	Multi-Family Medium (MF-M)	Vacant (Cooley Station Parcel 2)
West	Residential > 8-14 DU/Acre	Single Family Detached (SF-D)	Lyon's Gate Phase 10

CONFORMANCE WITH GENERAL PLAN

The proposed zoning amendment of the Development Plan for the 24 acre subject site of the Cooley Station PAD will create a new parcel 1B in conformance with the overall intent, goals and policies of the General Plan as it:

- Proposes a traditional neighborhood use with convenient circulation and pedestrian network to the future abutting place of worship on Parcel 1A and future multi-family development.
- Encourages development of a range of housing types and densities with orderly development patterns.

REZONING AND PROPOSED PAD MODIFICATIONS

The rezoning proposes to delineate new boundaries for parcel 1B for the development of a residential community of 191 single family detached lots in the Cooley Station. The applicant will revise the layout of the lots to include the private streets as part of the lot area and will be able to stay within the lot coverage limit of 55% for the Single-Family Detached (SF-D) zoning district in the Cooley Station (Z13-16 – Ordinance No. 2443). The applicant also proposes to add a street section detail to be applied on future residential alley streets in the Cooley Station to satisfy engineering requirements.

Existing Zoning District:	Single Family Detached (SF-D)	Single Family Detached (SF-D)
Applicable Standards:	Parcels 1A & 1B Cooley Station – Z13-16 Ord. No. 2443 and LDC	Proposed
Minimum Lot Area (sq. ft.)	1,900 sq. ft.	1,900
Maximum Height (ft.)/Stories	39.5 feet or 3-stories	39.5 feet or 3-stories
Front Yard Setback Side Yard Setback Rear Yard Setback	8' 0 or 5' (LDC) 10 ft. (to center of alley)	8' 0 OR 5' 10 ft. (to center of alley)
Lot Coverage	65% single story 55% two & three story	65% single story 55% or under upon revising lot lines

PUBLIC NOTIFICATION AND INPUT

The applicant held a neighborhood meeting on October 8, 2013 at 6:00 p.m. at the Best Western Legacy Inn & Suites (southwest corner of Power and Warner Roads). It was attended by the applicant, the development team and the owner's legal representative. No property owners of the surrounding properties or parcels attended the meeting.

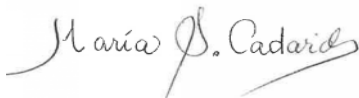
PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file (Z13-37).

STAFF REQUEST

Staff requests Planning Commission input.

Respectfully submitted,



Maria S. Cadavid, AICP, CSBA
Senior Planner

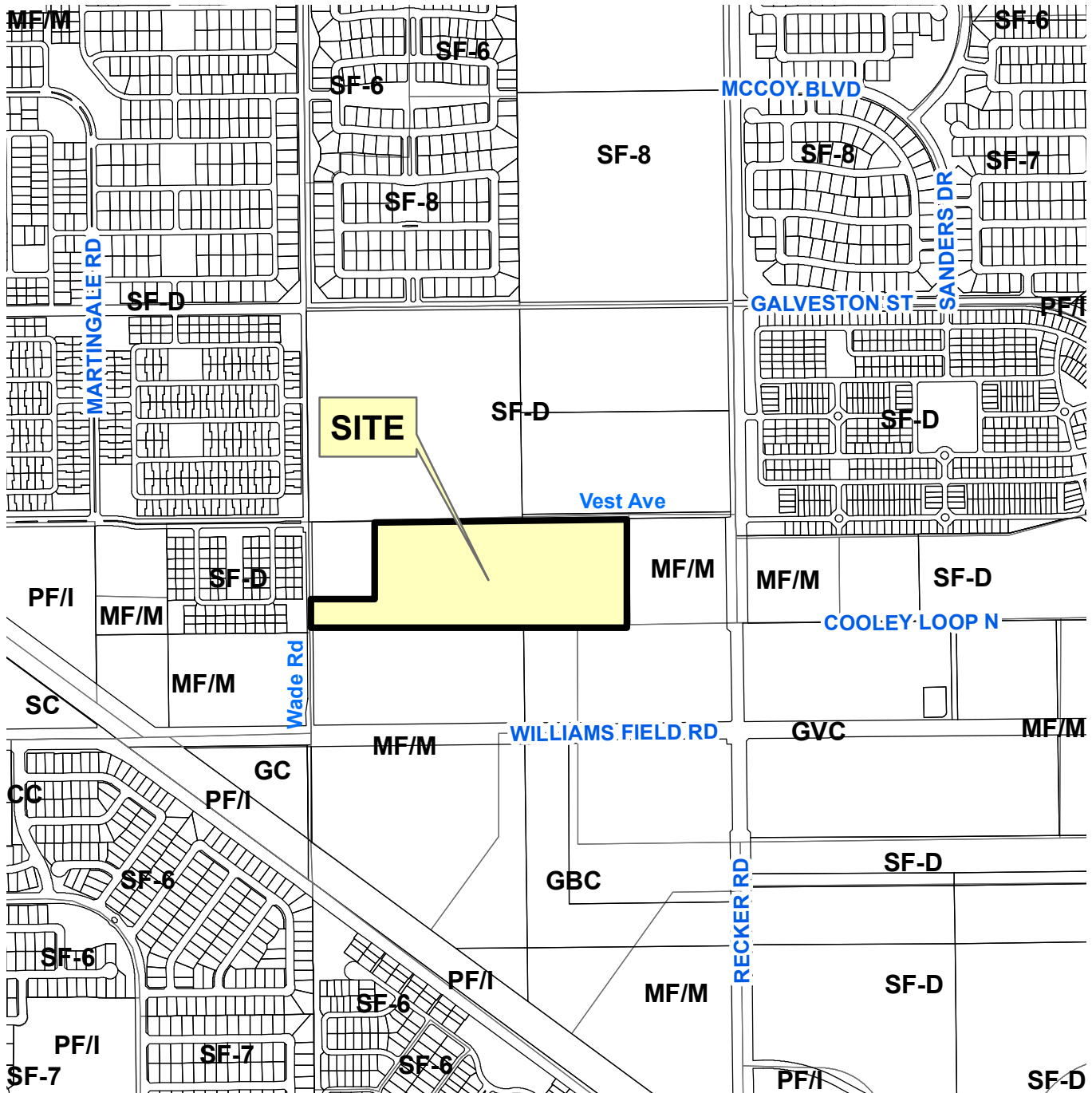
Attachments:

Attachment 1 Vicinity Map
Attachment 2 Zoning Development Plan

Z13-37

Vicinity Map

SITE LOCATION:



JURISDICTION

GILBERT

0 380 760 1,520 Feet



